



High Country Pines Unit 1 Homeowner's Association, Inc



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HOA NEWSLETTER – SPRING 2024

Dear Homeowners:

Hopefully you are all doing well and are ready to enjoy spring/summer in the mountains!

We had approximately 52” snowpack last year, but only 22” this year. Our average annual snowpack is 38”, so you can see we are significantly short of our average. With that being said, we are at a significant risk of fire this year. We discourage any and all outside fires. This not only increases the homeowner’s liability but also has the potential of having a devastating effect on our community. One small ember can be debilitating. The Heber-Overgaard FD and the USFS have put together guidelines for open campfires:

1. Before lighting a fire, call the HOFD Burn Line @ (928) 535-6359 for information on fire restrictions.
2. Any outside fire must be contained in a pit no larger than 3’ x 3’. Larger pits must have written approval from the HOFD.
3. Any fire must be constantly monitored and completely extinguished before leaving.
4. Smoke must not be a nuisance to any neighboring property or roadway.
5. Fireworks are **NEVER** allowed in the forest or in High Country Pines.

If you are offering your cabin as a vacation rental, we strongly urge you to prohibit your renters from having campfires.

Secondly, let us remind you that all property owners are legally and financially responsible for any violations committed by themselves, their contractors, their guests, and/or renters. In collaboration with our HOA attorney and based on our C,C,&R’s and Navajo County Ordinances, a list of violations that may result in fines or legal action are enclosed/attached.

If you have received this newsletter in the mail, the HOA doesn’t have your email address. We currently have about 80% of our member’s email addresses and are looking to get that as close to 100% as possible. Email is a much faster way to get information out to you. If you would like your email address added to your contact information please send it to our email address. Please be assured that the HOA will never share your personal information with anyone.

Correspondence that is mandated by the C,C,&R's to be mailed will still be posted by US mail. This includes, among other things, the Annual Meeting notice and any HOA Board election materials.

Please allow us to visit some issues that keep popping up with regard to keeping our community safe, clean, and enjoyable to all:

Pets: all dogs must be contained on the owner's property and leashed when walking. This is a Navajo County Ordinance as well as a Community restriction. Also, pet owners are responsible for cleaning up after their pet.

Speed limit: the speed limit in our residential community, as per State Statute, is 25 miles per hour.

We sincerely wish all of our members a safe, enjoyable, and pleasant summer season.

Board of Directors
High Country Pines Unit 1 HOA